

**CITY OF SHORELINE HEARING EXAMINER
FINDINGS, CONCLUSIONS AND DECISION**

PROPOSAL INFORMATION SUMMARY

Application: Master Development Plan
File Number: 201859
Applicant: Shoreline Community College
Recommendation: Approve with conditions
Public Hearing: April 22, 2014

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Introduction

The Hearing Examiner held a public hearing on the application on April 22, 2014, in Council Chambers at Shoreline City Hall, 17500 Midvale Avenue North in Shoreline. Shoreline Community College ("The Applicant" or "SCC") was represented by Brent Carson, attorney-at-law; and the Planning and Development Services Department was represented by Steven Szafran, Senior Planner. Two documents received at the hearing were marked as Exhibits 7 and 8, respectively, and added to the record. The Hearing Examiner inspected the site on April 28, 2014.

For purposes of this decision, all section numbers refer to the Shoreline Municipal Code (SMC or Code) unless otherwise indicated. After considering the evidence in the record, the Examiner enters the following findings of fact, conclusions and decision on the application.

Findings of Fact

Site and Vicinity

1. The applicant, Shoreline Community College, seeks approval of a Master Development Plan to guide campus development over the next 15 years. See Exhibit 1, Attachment 1. The campus is approximately 80 acres in size. It is located just north of N 160th Street and approximately one-half mile west of commercial development along Aurora Avenue N and N 160th Street. The campus is bordered by Boeing Creek Park on the north, Innis Arden Way on the south/southwest, Shoreview Park and a city parking lot on the west, and Carlyle Hall Road NW and Greenwood Avenue N on the east.

2. The Comprehensive Plan designation for the site is Campus and it is zoned Shoreline Community College Zone (SCZ).